

Retail - Golf Cart Access

13747-13749 US Hwy 441
Lady Lake, FL 32159

For Lease: Base Rent \$30/sf + NNN ~6.79/sf



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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The Villages, FL 32159

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Executive Summary

PRIME Retail Space For Lease

Located next to The Worlds Largest 55+ Community

- County Crossing
- 2,500 SF Retail Space Available
- Base Rent \$30/sf/yr + NNN ~\$6.79/sf/yr, Total Monthly: \$7,708
- Neighboring tenants: Lowes, Bealls, Cracker Barrel, AT&T, Aldi Foods, and Walmart.
- Golf cart access to The Villages and Stonecrest
- Average Daily Traffic Count: 41,000 (FDOT)





The Villages

UF Health
THE VILLAGES HOSPITAL

The Villages

LOWE'S

BJ's

RACKER
BARREL
A Disciplinary Store

2,500 SF

Custom Drive

The Villages

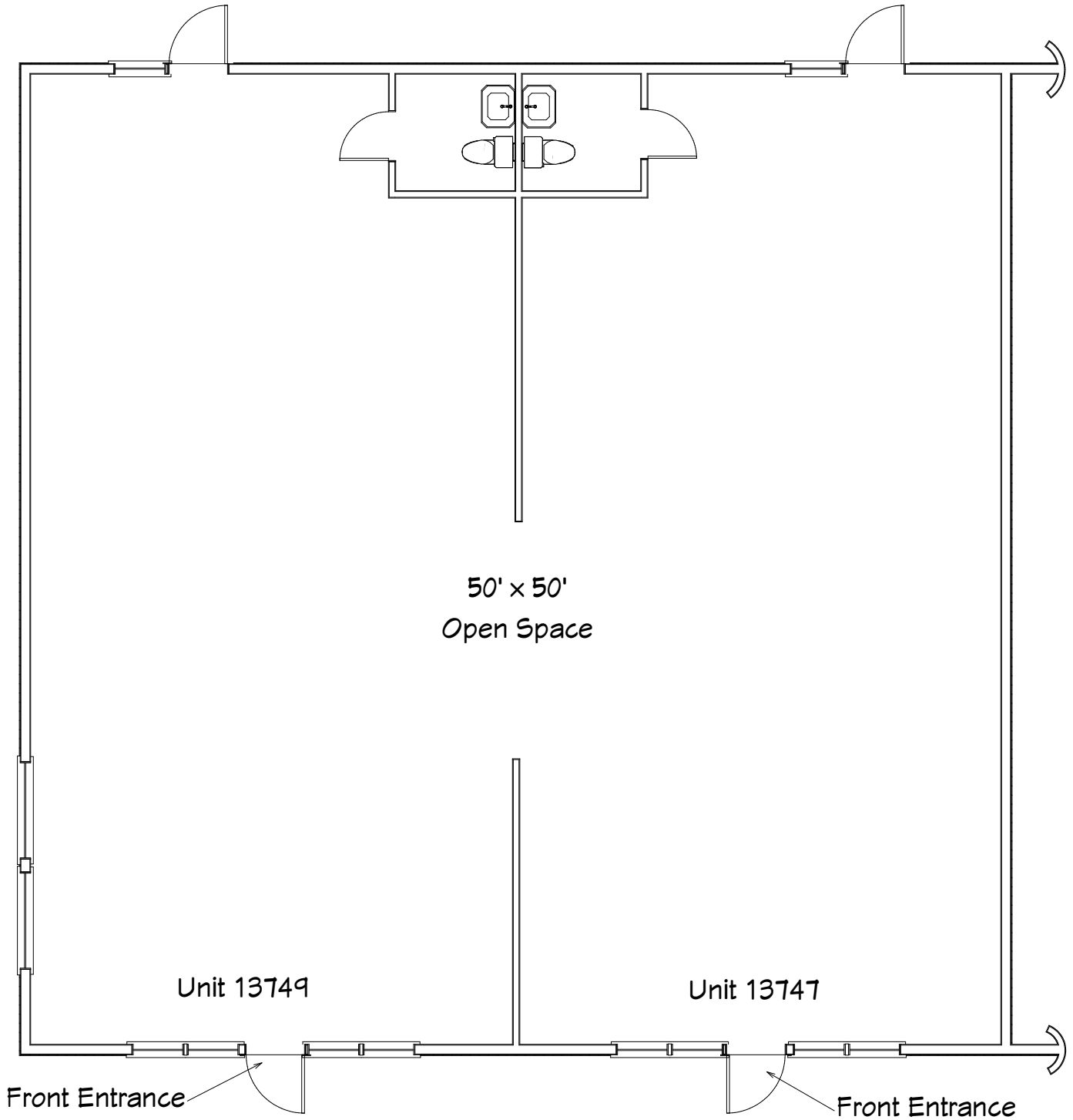
441

27



End Cap, 2,500 SF

Floor Diagram



Disclosure: All measurements are estimated-not precise and are for example only. There may be differences between diagram and actual results.



Demographic and Income Profile

13749 US Hwy 441, Lady Lake, FL 32159

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	80,525	82,860	91,864
Total Households	43,886	45,878	51,386
Family Households	26,504	27,432	30,507
Average Household Size	1.82	1.80	1.78
Owner Occupied Housing Units	38,418	40,408	45,448
Renter Occupied Housing Units	5,468	5,470	5,938
Median Age	71.6	72.5	73.2

Trends 2025 - 2030	Area	State	National
Population	2.1%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.1%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,092	1.4%	1,174	1.4%	1,311	1.4%
5-9	1,407	1.8%	1,224	1.5%	1,325	1.4%
10-14	1,375	1.7%	1,502	1.8%	1,385	1.5%
15-19	1,361	1.7%	1,372	1.7%	1,523	1.7%
20-24	1,198	1.5%	1,350	1.6%	1,450	1.6%
25-29	1,308	1.6%	1,379	1.7%	1,641	1.8%
30-34	1,445	1.8%	1,538	1.9%	1,620	1.8%
35-39	1,463	1.8%	1,627	2.0%	1,786	1.9%
40-44	1,402	1.7%	1,653	2.0%	1,893	2.1%
45-49	1,879	2.3%	1,681	2.0%	2,051	2.2%
50-54	2,515	3.1%	2,274	2.7%	2,132	2.3%
55-59	3,711	4.6%	3,472	4.2%	3,299	3.6%
60-64	5,731	7.1%	5,701	6.9%	5,787	6.3%
65-69	9,591	11.9%	8,807	10.6%	9,740	10.6%
70-74	14,699	18.3%	13,340	16.1%	14,185	15.4%
75-79	14,562	18.1%	15,561	18.8%	16,348	17.8%
80-84	9,577	11.9%	11,385	13.7%	13,419	14.6%
Age 85+	6,210	7.7%	7,821	9.4%	10,968	11.9%

Retail Goods and Services Expenditures

Retail Goods and Services Expenditures

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Ring: 5 mile radius




Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	77.6%	Population	82,860	91,864
Rural Resort Dwellers (I5)	4.7%	Households	45,878	51,386
Senior Escapes (J1)	4.6%	Families	27,432	30,507
Classic Comfort (K4)	3.0%	Median Age	72.5	73.2
Retirement Communities (J3)	2.3%	Median Household Income	\$68,630	\$76,257

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	69	\$1,693.70	\$77,703,460
Men's	70	\$336.36	\$15,431,557
Women's	78	\$653.99	\$30,003,637
Children's	50	\$167.66	\$7,691,870
Footwear	69	\$375.41	\$17,223,088
Watches & Jewelry	65	\$129.76	\$5,953,013
Apparel Products and Services (1)	65	\$30.52	\$1,400,296
Computer			
Computers and Hardware for Home Use	73	\$165.73	\$7,603,485
Portable Memory	83	\$3.16	\$145,007
Computer Software	72	\$12.21	\$560,190
Computer Accessories	79	\$15.88	\$728,432
Education	76	\$3,119.31	\$143,107,497
Educational Books, Supplies, and Other Expenditures	61	\$56.52	\$2,592,889
Other School Supplies	69	\$60.92	\$2,794,771

Full Report Available Upon Request.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

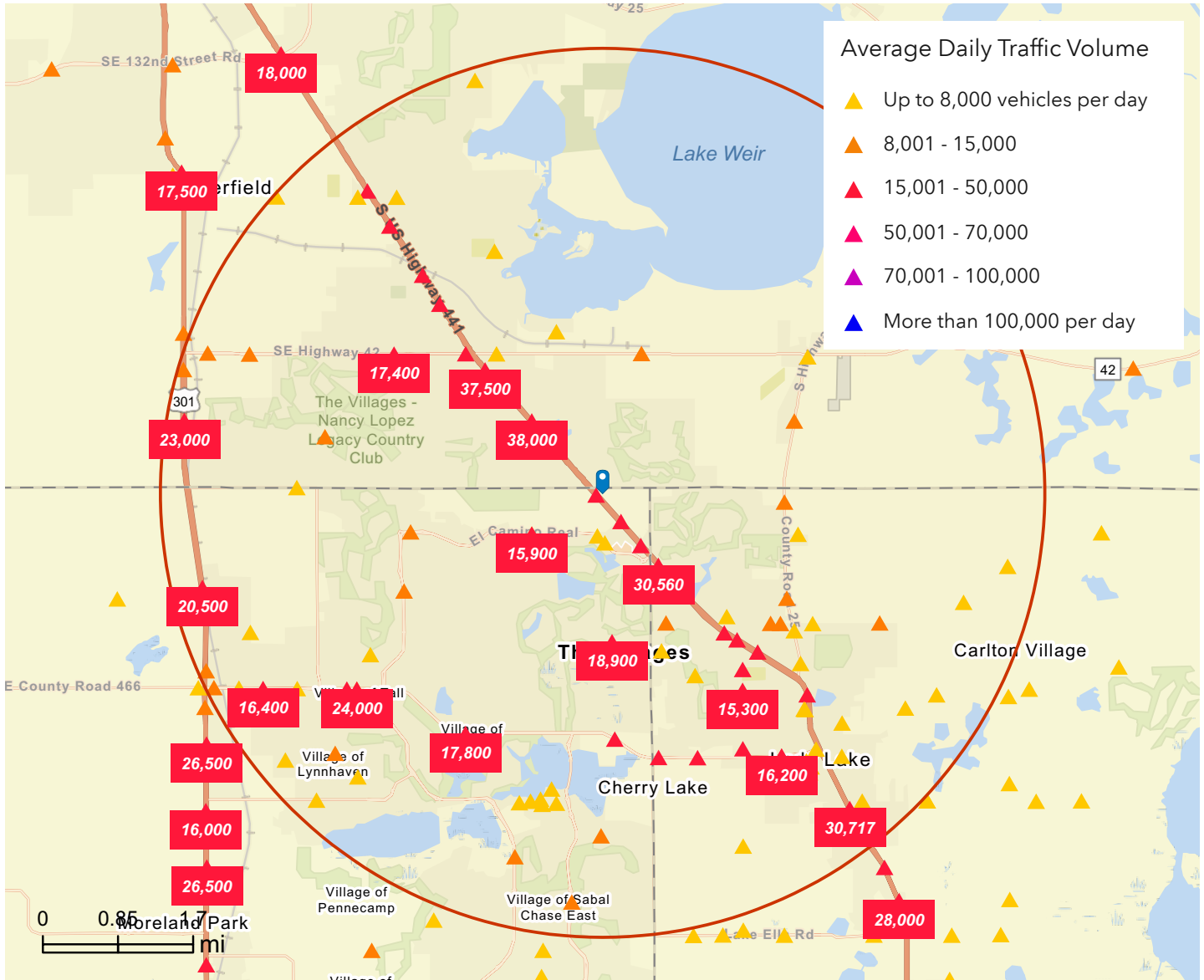
 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Traffic Count Map

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Rings: 5 mile radii



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